013.0	0009	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,040,100	/	1,040,100
USE VALUE:	1,040,100	/	1,040,100
ASSESSED:	1,040,100	/	1,040,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24	-26	DOROTHY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOURA ROBERT J
Owner 2:	WHITE RICHARD M & DIANE
Owner 3:	TRS/ R&D WHITE REVOCABLE TRUST
Street 1:	24 DOROTHY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOURA ROBERT J -
Owner 2:	WHITE DIANE/RICHARD M -
Street 1:	24 DOROTHY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,433 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Vinyl Exterior and 3087 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 22 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4433.000	594,000	3,700	442,400	1,040,100
Total Card	0.102	594,000	3,700	442,400	1,040,100
Total Parcel	0.102	594,000	3,700	442,400	1,040,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 336.91 | /Parcel: 336.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 10829
GIS Ref:
GIS Ref:
Insp Date: 02/23/18

PREVIOUS ASSESSMENT

Parcel ID: 013.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	594,000	3700	4,433.	442,400	1,040,100	1,040,100	Year End Roll	12/18/2019
2019	104	FV	437,700	3700	4,433.	470,000	911,400	911,400	Year End Roll	1/3/2019
2018	104	FV	437,700	3700	4,433.	342,900	784,300	784,300	Year End Roll	12/20/2017
2017	104	FV	410,200	3700	4,433.	298,600	712,500	712,500	Year End Roll	1/3/2017
2016	104	FV	410,200	3700	4,433.	254,400	668,300	668,300	Year End	1/4/2016
2015	104	FV	364,900	3700	4,433.	248,800	617,400	617,400	Year End Roll	12/11/2014
2014	104	FV	364,900	3700	4,433.	204,600	573,200	573,200	Year End Roll	12/16/2013
2013	104	FV	379,900	3700	4,433.	194,700	578,300	578,300		12/13/2012

!1327!

PRINT

Date	Time
12/10/20	16:57:40

LAST REV

Date	Time
03/26/18	10:51:21
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 1327

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE RICHARD M	1265-152		1/24/2018	Convenience	1	No	No		
MOURA ROBERT J	1265-152		3/19/2003	Family	1	No	No		
MOURA IRONDINA	1254-178		7/3/2002	Family		No	No		
MOURA ANTONIO G	768-197		3/13/2001	Family		No	No		
	768-197		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	10829
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2006	498	Addition	150,000			G7	GR FY07	DEMO OFP / GAR & B
3/20/2001	156	Re-Roof	2,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/23/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	189	PATRIOT
9/4/2008	External Ins	BR	B Rossignol
11/30/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	163	PATRIOT
10/1/1981		TF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4433		Sq. Ft.	Site		0	80.	1.25	1									442,392						442,400	

Total AC/HA: 0.10177 | Total SF/SM: 4433 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 442,392 | Spl Credit | Total: 442,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00223076
Const Adj.:	0.98000199
Adj $ / SQ:	166.972
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	729684
Depreciation:	135721
Depreciated Total:	593962

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	22	BRs:	5	Baths:	2	HB	

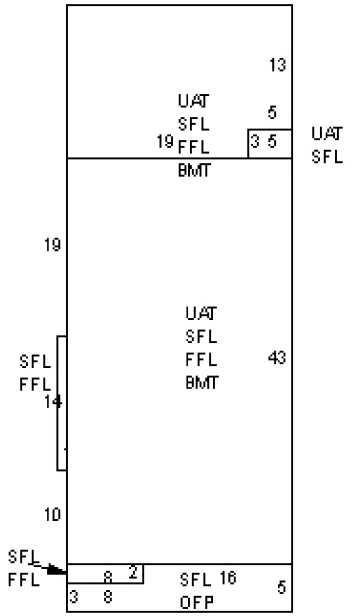
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
1	15	2	1
Totals			
2	22	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	166.97
Special Features:	0	Val/Su Net:	122.73
Final Total:	594000	Val/Su SzAd	199.26

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,550	166.970	258,807
FFL	First Floor	1,431	166.970	238,937
BMT	Basement	1,401	50.090	70,178
UAT	Upper Attic	354	81.820	28,963
OFP	Open Porch	104	31.720	3,299

Net Sketched Area:	4,840	Total:	600,184
Size Ad	2981	Gross Are	5902	FinArea	3087
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 013.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1930	22.72	T	50	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700